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FIRST SECURITY

IDAHO CONSTRUCTION REPORT

FIRST SECURITY BANK OF IDAHO · N.A.

Dr. Kelly K. Matthews, Economist

Harvey Frazier, Assistant

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AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 MAJOR LOCATIONS

OCTOBER 1982

Residential building permit activity in October in Idaho eased modestly from September but was sharply above a year ago. Lower mortgage rates have generated renewed interest in residential real estate. The FHA - VA mortgage rate has been reduced to 12 percent and conventional mortgage rates vary near 13½ percent. Because further reduction in mortgage rates is expected during the first half of 1983, some potential real estate buyers have adopted a reverse, hedging psychology -- that is delay buying now waiting for lower interest rates in the future. This consumer caution will moderate the recovery in the residential construction industry in the first half of 1983.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho locations in October was $31,889,835 or 61.9 percent above 1981. NEW RESIDENTIAL CONSTRUCTION for 269 dwelling units totaled $10,466,994 an increase of 86.8 percent in number and an increase of 66.5 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $7,053,309 was up 23.4 percent from last year, while ALTERATIONS AND REPAIRS totaling $14,369,032 was up 86.6 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
October and Ten-Months Cumulative 1982

	October	10-Months	Percent Change 1982 from 1981 Oct.	10-Mos.
NUMBER OF NEW DWELLING UNITS	269	1,990	+86.8	-29.8
VALUE (dollars)				
Residential	$10,466,994	$ 85,879,914	+66.5	-30.2
Nonresidential	7,053,809	91,664,008	+23.4	- 2.0
Alterations & Repairs	14,369,032	76,298,999	+86.6	- 5.4
TOTAL CONSTRUCTION VALUE	$31,889,835	$253,842,921	+61.9	-14.6

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR OCTOBER 1982

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	---	$ --------	NO PERMITS ISSUED	$ --------	$ --------
Coeur d'Alene	4	13	157,404	$ --------	60,288	217,692
Kootenai County Un	11	52	439,972	38,080	230,904	708,956
Craigmont	---	---	--------	NO PERMITS ISSUED	--------	--------
Grangeville	---	2	--------	---------	2,000	2,000
Lewiston	5	72	208,252	21,750	4,408,932	4,638,934
Moscow	1	21	44,000	52,950	49,050	146,000
Latah Co. Un	1	10	94,800	15,500	34,384	144,684
Orofino	1	13	23,868	4,700	53,759	82,327
Osburn	---	3	--------	4,830	510	5,340
Sandpoint	---	10	--------	29,000	39,860	68,860
St. Maries	2	5	78,000	34,000	9,000	121,000
Benewah County Un	6	8	169,000	46,000	26,000	241,000
TOTAL NORTHERN	31	209	1,215,296	246,810	4,914,687	6,376,793
Boise City	67	248	2,693,321	3,994,401	6,367,757	13,155,479
Meridian	23	33	850,025	---------	134,960	984,985
Ada County Un	41	104	1,765,463	31,038	311,351	2,107,852
Caldwell	4	11	217,398	49,100	155,751	422,249
Canyon County Un	8	26	436,000	24,300	79,400	539,700
Nampa	2	39	63,932	---------	133,672	197,604
Emmett	---	25	--------	--------	27,108	27,108
Gooding	1	5	31,500	--------	19,400	50,900
Hailey	8	17	316,163	125,686	33,191	475,040
Ketchum	---	11	--------	--------	71,000	71,000
Sun Valley	1	13	234,000	327,000	733,000	1,294,000
Blaine County Un	---	---	INFORMATION UNABAILABLE AT PRESS TIME		--------	--------
Jerome	---	10	--------	143,000	11,350	154,350
Mountain Home	4	28	180,000	30,000	20,145	230,145
Payette	---	5	--------	--------	3,000	3,000
Shoshone	---	3	--------	--------	6,500	6,500
Twin Falls City	10	25	377,210	8,568	44,863	430,641
Twin Falls Co Un	4	7	94,000	--------	13,000	107,000
Weiser	---	22	--------	--------	29,028	29,028
TOTAL SOUTHWESTERN	173	632	7,259,012	4,733,093	8,294,476	20,286,581
Blackfoot	---	5	--------	7,071	57,000	64,071
Bingham County Un	13	25	445,328	161,092	12,200	618,620
Idaho Falls	3	28	126,358	183,000	139,350	448,708
Ammon	---	6	--------	--------	12,680	12,680
Bonneville Co Un	12	34	209,000	677,820	8,000	894,820
Rexburg	4	7	140,000	--------	10,000	150,000
Rigby	---	3	--------	--------	11	11
Salmon	1	8	20	5,000	7,320	12,340
Lemhi County Un	7	12	71,080	--------	20,100	91,180
St. Anthony	---	3	--------	5,000	1,000	6,000
TOTAL EASTERN	40	131	991,786	1,038,983	267,661	2,298,430
American Falls	2	8	16,200	--------	12,050	28,250
Power County Un	1	3	16,900	6,650	---------	23,550
Burley	1	9	77,000	91,000	19,700	187,700
Chubbuck	1	5	41,000	113,000	4,400	158,400
Montpelier	---	4	--------	--------	5,275	5,275
Pocatello	7	78	357,000	800,000	762,368	1,919,368
Bannock County Un	4	18	108,000	5,800	16,950	130,750
Preston	---	3	--------	--------	48,255	48,255
Franklin County Un	1	1	3,600	--------	--------	3,600
Rupert	1	15	26,000	5,196	9,510	40,706
Minidoka County Un	7	18	355,200	13,277	10,350	378,827
Soda Springs	---	7	--------	--------	3,350	3,350
TOTAL SOUTHEASTERN	25	169	1,000,900	1,034,923	892,208	2,928,031
TOTAL 54 LOCATIONS	269	1,141	10,466,994	7,053,809	14,369,032	31,889,835

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1982

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	18	$ 58,380	$ --------	$ 96,000	$ 154,380
Coeur d'Alene	88	129	11,753,724	12,156,904	891,011	24,801,639
Kootenai County Un	134	424	4,821,529	1,264,261	1,747,013	7,832,803
Craigmont	---	6	--------	--------	199,500	199,500
Grangeville	---	86	--------	841,700	273,019	1,114,719
Lewiston	41	793	1,570,493	1,152,784	7,131,173	9,854,450
Moscow	27	232	855,900	920,656	1,261,565	3,038,121
Latah Co. Un	18	115	974,767	966,586	195,021	2,136,374
Orofino	7	110	221,416	20,100	324,753	566,269
Osburn	---	20	--------	15,022	18,537	33,559
Sandpoint	2	82	26,000	1,269,000	832,792	2,127,792
St. Maries	24	40	500,000	146,400	77,000	723,400
Benewah County Un	32	47	1,084,000	187,200	134,400	1,405,600
TOTAL NORTHERN	376	2,102	21,866,209	18,940,613	13,181,784	53,988,606
Boise City	348	2,301	14,630,848	29,014,843	29,818,624	73,464,315
Meridian	101	201	2,963,960	29,560	296,115	3,289,635
Ada County Un	236	713	10,141,388	6,058,455	3,339,313	19,539,156
Caldwell	18	156	747,815	667,200	2,788,228	4,203,243
Canyon County Un	55	214	2,897,800	2,927,480	710,066	6,535,346
Nampa	95	316	1,483,933	921,275	4,492,692	6,897,900
Emmett	3	217	101,000	108,000	336,315	545,315
Gooding	5	38	154,546	6,720	226,223	387,489
Hailey	85	144	3,919,893	813,587	229,488	4,962,968
Ketchum	47	81	2,898,000	1,126,300	773,483	4,797,783
Sun Valley	20	124	2,816,000	553,000	2,122,260	5,491,260
Blaine County Un	23	59	1,736,830	474,250	503,163	2,714,243
Jerome	23	97	733,800	211,000	337,129	1,281,929
Mountain Home	19	197	790,300	55,000	429,318	1,274,618
Payette	1	60	28,000	111,174	195,335	334,509
Shoshone	1	16	100	--------	68,355	68,455
Twin Falls City	74	308	3,201,242	3,256,164	2,821,427	9,278,833
Twin Falls Co Un	23	56	714,000	751,000	115,500	1,580,500
Weiser	8	133	165,500	104,460	239,102	509,062
TOTAL SOUTHWESTERN	1,185	5,431	50,124,955	47,189,468	49,842,136	147,156,559
Blackfoot	7	77	139,930	389,088	281,884	810,902
Bingham County Un	87	196	2,834,110	1,755,526	569,639	5,159,275
Idaho Falls	24	269	1,076,116	10,906,935	1,872,977	13,856,028
Ammon	3	31	237,202	96,500	195,710	529,412
Bonneville Co Un	51	169	1,509,590	1,317,401	207,450	3,034,481
Rexburg	11	62	625,000	1,824,585	272,050	2,721,635
Rigby	2	23	45,000	1,000	50,521	96,521
Salmon	16	84	202,180	157,650	95,770	455,600
Lemhi County Un	59	110	1,350,335	137,500	192,350	1,680,185
St. Anthony	1	18	60,000	6,700	13,650	80,350
TOTAL EASTERN	261	1,039	8,079,463	16,592,885	3,752,001	28,424,349
American Falls	8	68	176,700	651,650	137,000	965,350
Power County Un	16	43	744,349	986,290	25,650	1,756,289
Burley	7	43	266,688	1,439,602	150,550	1,856,840
Chubbuck	3	34	112,000	693,600	65,000	870,600
Montpelier	4	53	182,000	810,000	278,525	1,270,525
Pocatello	30	675	1,097,365	2,227,448	7,303,535	10,628,348
Bannock County Un	22	96	684,100	686,310	131,616	1,502,026
Preston	6	24	232,779	266,108	151,815	650,702
Franklin County Un	15	15	567,600	--------	--------	567,600
Rupert	3	87	68,072	383,916	328,729	780,717
Minidoka County Un	48	102	1,544,634	513,118	621,908	2,679,660
Soda Springs	5	28	133,000	283,000	328,750	744,750
TOTAL SOUTHEASTERN	167	1,268	5,809,287	8,941,042	9,523,078	24,273,407
TOTAL 54 LOCATIONS	1,990	9,840	85,879.914	91,664,008	76,298,999	253,842,921

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CITY OR AREA	DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	3	$ --------	$ 225,196	$ 3,000	$ 228,196
Coeur d'Alene	1	16	28,000	--------	299,452	327,452
Kootenai County Un	19	41	725,069	322,630	135,400	1,183,099
Craigmont	---	1	--------	--------	500	500
Grangeville	---	4	--------	350	4,950	5,300
Lewiston	1	87	56,925	75,900	420,782	553,607
Moscow	2	31	132,450	123,000	156,536	411,986
Latah Co. Un	3	16	128,032	26,219	20,483	174,734
Orofino	---	13	---------	6,505	9,051	15,556
Osburn	---	---	NO PERMITS ISSUED		------	---------
Sandpoint	---	9	--------	--------	70,850	70,850
St. Maries	2	4	24,000	3,551	650	28,201
Benewah County Un	1	2	10,000	--------	12,422	22,422
TOTAL NORTHERN	29	227	1,104,476	783,351	1,134,076	3,021,903
Boise City	5	173	449,050	1,762,257	4,475,922	6,687,229
Meridian	3	11	22,177	--------	28,450	50,627
Ada County Un	14	75	348,644	530,300	453,197	1,332,141
Caldwell	---	4	--------	56,000	41,950	97,950
Canyon County Un	4	21	165,000	95,800	19,200	280,000
Nampa	6	23	37,837	30,000	50,700	118,537
Emmett	---	21	--------	--------	51,514	51,514
Gooding	---	2	--------	--------	7,600	7,600
Hailey	10	23	544,044	161,587	15,000	720,631
Ketchum	3	11	262,000	420,200	114,300	796,500
Sun Valley	4	10	656,000	--------	77,000	733,000
Blaine County Un	3	7	261,420	--------	27,200	288,620
Jerome	2	15	57,301	268,920	36,400	362,621
Mountain Home	1	10	22,000	--------	16,425	38,425
Payette	---	7	--------	--------	3,000	3,000
Shoshone	---	4	--------	--------	3,450	3,450
Twin Falls City	3	34	181,400	73,440	286,710	541,550
Twin Falls Co Un	4	10	162,000	--------	35,000	197,000
Weiser	1	19	15,000	135,000	34,475	184,475
TOTAL SOUTHWESTERN	63	480	3,183,873	3,533,504	5,777,493	12,494,870
Blackfoot	1	8	43,248	1,500	15,900	60,648
Bingham County Un	7	19	208,848	121,012	23,000	352,860
Idaho Falls	8	29	400,000	424,424	138,425	962,849
Ammon	---	2	--------	2,444	2,000	4,444
Bonneville Co. Un	3	13	72,000	66,650	32,500	171,150
Rexburg	1	4	150,000	--------	9,725	159,725
Rigby	---	---	NO PERMITS ISSUED		------	---------
Salmon	1	10	20	--------	30,800	30,820
Lemhi County Un	7	14	148,700	--------	20,200	168,900
St. Anthony	---	---	NO PERMITS ISSUED		------	---------
TOTAL EASTERN	28	99	1,022,816	616,030	272,550	1,911,396
American Falls	---	4	--------	--------	5,500	5,500
Power County Un	2	6	108,800	14,500	28,500	151,800
Burley	7	5	357,000	--------	31,500	388,500
Chubbuck	---	---	--------	NO PERMITS ISSUED	-------	---------
Montpelier	---	1	--------	135,000	-------	135,000
Pocatello	2	89	158,950	488,000	397,377	1,044,327
Bannock County Un	5	11	116,300	4,054	18,000	138,354
Preston	---	1	--------	--------	10,000	10,000
Franklin County Un	1	1	50,000	--------	------	50,000
Rupert	1	5	21,870	--------	8,389	30,259
Minidoka County Un	6	10	163,880	140,958	13,424	318,262
Soda Springs	---	1	--------	--------	3,000	3,000
TOTAL SOUTHEASTERN	24	134	976,800	782,512	515,690	2,275,002
TOTAL 54 LOCATIONS	144	940	6,287,965	5,715,397	7,699,809	19,703,171

Source: First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1981

CITY OR AREA	DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	23	$ 110,000	$ 225,196	$ 80,400	$ 415,596
Coeur d'Alene	91	173	7,460,505	453,786	1,557,069	9,471,360
Kootenai County Un	232	489	9,445,763	1,841,694	3,197,124	14,484,581
Craigmont	1	9	50,000	--------	17,200	67,200
Grangeville	6	71	117,000	318,650	122,595	558,245
Lewiston	32	779	1,201,084	2,280,503	2,979,742	6,461,329
Moscow	62	265	2,167,103	2,829,765	2,529,200	7,526,068
Latah Co. Un	31	150	1,748,585	736,538	370,755	2,855,878
Orofino	15	111	475,639	1,055,069	219,786	1,750,494
Osburn	1	25	17,635	27,416	99,079	144,130
Sandpoint	13	90	282,850	801,000	389,760	1,473,610
St. Maries	14	45	324,000	280,561	57,585	662,146
Benewah County Un	67	53	1,466,469	18,000	25,222	1,509,691
TOTAL NORTHERN	568	2,283	24,866,633	10,868,178	11,645,517	47,380,328
Boise City	350	2,355	14,959,606	29,635,310	40,429,484	85,024,400
Meridian	43	221	825,386	386,000	548,541	1,759,927
Ada County Un	209	732	8,606,492	7,387,591	4,066,908	20,060,991
Caldwell	19	230	615,073	1,114,367	891,438	2,620,878
Canyon County Un	92	231	5,276,500	949,200	420,500	6,646,200
Nampa	141	352	1,749,970	1,851,509	2,778,615	6,380,094
Emmett	13	192	409,000	13,500	339,392	761,892
Gooding	5	26	97,680	--------	89,370	187,050
Hailey	96	146	4,184,290	1,952,841	313,663	6,450,794
Ketchum	75	97	6,805,222	2,175,929	751,139	9,732,290
Sun Valley	137	143	13,722,500	379,800	596,520	14,698,820
Blaine County Un	92	142	8,314,100	462,811	514,634	9,291,545
Jerome	9	116	285,752	281,670	466,390	1,033,812
Mountain Home	17	110	692,400	1,158,000	208,918	2,059,318
Payette	7	84	390,000	290,500	184,368	864,868
Shoshone	----	21	--------	--------	234,700	234,700
Twin Falls City	133	340	4,703,935	16,481,397	2,577,972	23,763,304
Twin Falls Co Un	42	90	1,676,000	96,000	728,500	2,500,500
Weiser	9	171	241,600	442,535	309,679	993,814
TOTAL SOUTHWESTERN	1,489	5,799	73,555,506	65,058,960	56,450,731	195,065,197
Blackfoot	6	103	206,148	207,024	929,362	1,342,534
Bingham County Un	135	273	3,687,652	1,803,779	1,472,172	6,963,603
Idaho Falls	152	357	5,491,016	4,519,772	2,122,822	12,133,610
Ammon	2	34	106,753	136,554	132,375	375,682
Bonneville Co Un	80	201	2,466,569	418,796	644,030	3,529,395
Rexburg	5	64	295,500	675,500	309,636	1,280,636
Rigby	2	9	103,000	--------	48,800	151,800
Salmon	35	121	575,810	354,179	215,715	1,145,704
Lemhi County Un	68	154	1,586,610	403,784	237,320	2,227,714
St. Anthony	3	9	84,000	104,500	10,200	198,700
TOTAL EASTERN	488	1,325	14,603,058	8,623,888	6,122,432	29,349,378
American Falls	5	70	194,000	1,239,916	90,450	1,524,366
Power County Un	16	51	948,500	412,800	96,800	1,458,100
Burley	20	66	779,166	271,800	237,155	1,288,121
Chubbuck	12	78	427,560	1,851,889	71,650	2,351,099
Montpelier	12	50	412,720	352,802	133,020	898,542
Pocatello	58	829	2,382,000	3,620,529	4,285,798	10,288,327
Bannock County Un	52	114	1,316,080	339,233	175,550	1,830,863
Preston	18	26	392,000	4,000	618,200	1,014,200
Franklin County Un	7	7	315,000	--------	--------	315,000
Rupert	23	87	559,486	243,672	171,456	974,614
Minidoka County Un	63	110	1,812,687	623,498	352,285	2,788,470
Soda Springs	5	31	388,000	67,000	173,819	628,819
TOTAL SOUTHEASTERN	291	1,519	9,927,199	9,027,139	6,406,183	25,360,521
TOTAL 54 LOCATIONS	2,836	10,926	122,952,396	93,578,165	80,624,863	297,155,424

Source: First Security Bank of Idaho, N.A.